

City of Portland, Maine - Building or Use Permit Application

389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716

Permit No: 06-0538	Issue Date: PERMIT ISSUED MAY 5 2006	SBL: 128 B024001
Owner Address: 84 Hersey St	Contractor Address: PO Box 1079 Portland	Phone: 2077973381
Lessee/Buyer's Name	Permit Type: Alterations - Commercial	Zone: R3

Location of Construction: 84 Hersey St	Owner Name: Israel Annetta &
Business Name:	Contractor Name: Papi & Romano Builders, Inc
Phone:	Phone:

Past Use: Single Family	Proposed Use: Single Family Renovation / addition and remove and replace garage
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Permit Fee: \$1,857.00	Cost of Work: \$204,000.00	CEO District: 4
FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: R3 Type: 5B 5/5/06 <i>[Signature]</i>	
Signature: _____		

Proposed Project Description:
Renovation / addition and remove and replace garage

PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)

Action: Approved Approved w/Conditions Denied

Signature: _____ Date: _____

Permit Taken By: dmartin	Date Applied For: 04/11/2006
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Zoning Approval		
Special Zone or Reviews	Zoning Appeal	Historic Preservation
<input type="checkbox"/> Shoreland	<input type="checkbox"/> Variance	Not in District or Landmark
<input type="checkbox"/> Wetland	<input type="checkbox"/> Miscellaneous	<input type="checkbox"/> Does Not Require Review
<input type="checkbox"/> Flood Zone	<input type="checkbox"/> Conditional Use	Requires Review
<input type="checkbox"/> Subdivision	<input type="checkbox"/> Interpretation	<input type="checkbox"/> Approved
<input type="checkbox"/> Site Plan	<input type="checkbox"/> Approved	Approved w/Conditions
Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/>	<input type="checkbox"/> Denied	Denied
Date: 5/11/06 <i>[Signature]</i>	Date: _____	Date: _____

CERTIFICATION

I hereby certify that I am the owner of record of the named property, or that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his authorized agent and I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in the application is issued, I certify that the code official's authorized representative shall have the authority to enter all areas covered by such permit at any reasonable hour to enforce the provision of the code(s) applicable to such permit.

SIGNATURE OF APPLICANT	ADDRESS	DATE	PHONE
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE		DATE	PHONE

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

Please Read Application And Notes, If Any, Attached

BUILDING INSPECTION

PERMIT

PERMIT ISSUED
Permit Number: 060538
MAY - 5 2006
CITY OF PORTLAND

This is to certify that Israel Annetta &/Papi & Romano Builders, Inc
has permission to Renovation / addition and remove and replace gas
AT 84 Hersey St 128-B02450

provided that the person or persons, firm or corporation accepting this permit shall comply with all of the provisions of the Statutes of the State and of the Ordinances of the City of Portland regulating the construction, maintenance and use of buildings and structures, and of the application on file in this department.

Apply to Public Works for street line and grade if nature of work requires such information.

Notification of inspection must be given and when permission procured before this building or part thereof is laid or closed-in.
FOUR HOUR NOTICE IS REQUIRED.

A certificate of occupancy must be procured by owner before this building or part thereof is occupied.

OTHER REQUIRED APPROVALS

Fire Dept. _____
Health Dept. _____
Appeal Board _____
Other _____
Department Name

[Signature]
Director Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

City of Portland, Maine - Building or Use Permit

389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716

Permit No: 06-0538	Date Applied For: 04/11/2006	CBL: 128 B024001
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Location of Construction: 84 Hersey St	Owner Name: Israel Annetta &	Owner Address: 84 Hersey St	Phone:
Business Name:	Contractor Name: Papi & Romano Builders, Inc	Contractor Address: PO Box 1079 Portland	Phone (207) 797-3381
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Commercial	

Proposed Use: Single Family Renovation / addition and remove and replace garage	Proposed Project Description: Renovation / addition and remove and replace garage
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Dept: Building **Status:** Approved with Conditions **Reviewer:** Mike Nugent **Approval Date:** 05/05/2006**Note:** **Ok to Issue:**

- 1) This permit is issued based on the plans submitted. Variations in actual construction that effect grades may change the requirements for handrails and guards.
- 2) New exterior stairs must have a maximum 7 3/4 in rise and a minimum 10 inch tread with a 3/4 to 1 1/4 inch nosing.
- 3) Crawlspace ventilation is exempted pursuant to section R408.2 exception 5 of the 2003 IRC



General Building Permit Application

If you or the property owner owes real estate or personal property taxes or user charges on any property within the City, payment arrangements must be made before permits of any kind are accepted.

Total Square Footage of Proposed Structure		Square Footage of Lot	
Tax Assessor's Chart, Block & Lot Chart# 128 Block# B Lot# 024		Owner: KAREN LEVINE	Telephone: 797-3381
Lessee/Buyer's Name (If Applicable)		Applicant name, address & telephone: PAPI & ROMANO BUILDERS, INC. P.O. BOX 1079 PORTLAND, ME 04104	cost Of Work: \$ 204,500. ⁰⁰ Fee: \$ _____ C of O Fee: \$ _____
ON			
Contractor's name, address & telephone: PAPI & ROMANO BUILDERS, INC. P.O. BOX 1079 PORTLAND, ME 07104 797-3381			
Who should we contact when the permit is ready: RICK ROMANO Mailing address: Phone: 797-3381 P.O. BOX 1079 PORTLAND, ME 04104			

Please submit all of the information outlined in the Commercial Application Checklist. Failure to do so will result in the automatic denial of your permit.

In order to be sure the City fully understands the full scope of the project, the Planning and Development Department may request additional information prior to the issuance of a permit. For further information visit us on-line at www.portlandmaine.gov, stop by the Building Inspections office, room 315 City Hall or call 874-8703.

I hereby certify that I am the Owner of record of the named property, or that the owner of record authorizes the proposed work and that I have been authorized by the owner to make this application as his/her authorized agent. I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in this application is issued, I certify that the Code Official's authorized representative shall have the authority to enter all areas covered by this permit at any reasonable hour to enforce the provisions of the codes applicable to this permit.

DEPT. OF BUILDING INSPECTION CITY OF PORTLAND, ME APR 11 2005 RECEIVED	By: Rick Romano FOR: PAPI & ROMANO BLDG. INC. ITS: PRESIDENT	Date: 4/12/06
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This is not a permit; you may not commence ANY work until the permit is issued.

Applicant: Anetta Israel & Karen Levine

Date: 5/1/06

Address: 84 HERSHEY ST

C-B-L: 128-B-024

CHECK-LIST AGAINST ZONING ORDINANCE

Date - house built 1947

Zone Location - R3

1 terio or corner lot -

Proposed Use/Work - demo garage add new garage

Sevage Disposal - City

Lot Street Frontage -

Front Yard - 25' req. min - 28.8' scaled

Rear Yard - 25' min. req. - 25.75' scaled

Side Yard - (10 1/2) - 8' min req. right 21' scaled

Projections - 2 - 14' min req. left 8.5' scaled

Width of Lot -

Height - 35' max.

Lot Area -

Lot Coverage Impervious Surface - 35% - (931.65)

Area per Family -

Off-street Parking -

Loading Buys -

Site Plan -

Shoreland Zoning/ Stream Protection -

Flood Plains -

$26 \times 24 = 624$
 $15 \times 35 = 525$
 $15 \times 15.75 = 236.25$
 $15.75 \times 15.75 = 248.06$
 $3 \times 45 = 135$

OK

(1398.75)

Mike Nugent - Re: 84 Hersey

From: <MAllen@nisource.com>
To: <MJN@portlandmaine.gov>
Date: 5/5/2006 11:24 AM
Subject: Re: 84 Hersey
CC: crbellemare@nisource.com>

Mike- We inspected the property on 4/24/06. Found no gas at the garage.
Thanks for checking with us. Mark

"Mike Nugent"
<MJN@portlandmaine.gov> To: Mark Allen/NCS/Enterprise@NiSource
cc: Richard Bellemare/BSG/Enterprise@NiSource
Subject: 84 Hersey
05/05/2006 09:21
AM

This is a demo permit for an attached garage, they talked to Shelley
Remington on 4/24, are they all set?

Scanned by IBM Email Security Management Services powered by MessageLabs.
For more information please visit <http://www.ers.ibm.com>

(See attached file: TEXT.htm)

Scanned by IBM Email Security Management Services powered by MessageLabs. For more information
please visit <http://www.ers.ibm.com>

CITY OF PORTLAND
Inspection Services Division
Demolition Call List and Requirements

Site Address: 84 HERSEY ST.

Owner: HOWARD & KAREN LEVINE

Structure Type: GARAGE

Contractor: PAPI & ROMANO BUILDERS, INC

<u>UTILITY APPROVALS</u>	<u>NUMBER</u>	<u>CONTACT NAME/DATE CONTACTED</u>
Central Maine Power	1-800-750-4000	<u>SHELLEY REMINGTON 4/24/06</u>
Verizon 207.555.1555	1-800-941-9900	Ticket # <u>MEARO167YA</u> <u>SUSAN 4/24/06</u> Tck.#
Northern Utilities	797-8002 ext 6241	<u>MARK ALLEN 4/24/06</u>
Portland Water District	761-8310	<u>KEVIN ISHIHARA 4/24/06</u>
Insp. 4/24/06 Time Warner Cable Co.	253-2222	<u>CHRIS EXTENSION 4285 4/24/06</u>
Dig Safe ***	1-888-344-7233	Ticket # <u>2006-170-4077 4/25/06</u>

***(After Call, There is a wait of 72 Business Hours before digging can begin)

<u>CITY APPROVALS</u>	<u>NUMBER</u>	<u>CONTACT NAME/DATE CONTACTED</u>
DPW/ Traffic Division	874-8891	<u>(L. Cote) 4/24/06 LEFT MESSAGE</u>
DPW/ Forestry Division	874-8389 8793	<u>(J. Tarling) SPOKE TO: 4/24/06</u>
DPW/ Sealed Drain Permit	874-8822	<u>(C. Merritt) 4/24/06 LEFT MESSAGE</u>
Building Inspections (Insp. Req'd.)	874-8703	
N/A Historic Preservation	874-8726	<u>N/A</u>
Fire Dispatcher	874-8576	<u>BEN DIAZ 4/24/06</u>
N/A DEP - Environmental (Augusta)	287-2651	<u>4/25/06</u>

N/A U.S. EPA Region 1 - No Phone call required. Just mail copy of State notification to:

Demo/ Reno Clerk
 US EPA Region I (SEA)
 JFK Federal Building
 Boston, MA 02203

ADDITIONAL REQUIREMENTS:

- 1) **Written Notice to Adjoining Owners:** Only when written notice has been given by the Applicant to the owners of adjoining lots will a demolition permit be issued. **Provide a list of those notified and a copy of the notification sent with your completed application.**
- 2) **A Photo of the Structure(s) to be demolished must be submitted with your application.**
- 3) **Certification From an Asbestos Abatement Company that the building is asbestos-free may be required as per state law notification form attached.**

I have contacted all of the necessary companies / departments as indicated above and attached all required documentation.

Signed: By: Rich Romano Date: 4/24/06
 For: PAPI & ROMANO BUILDERS, INC.
 ITS: PRESIDENT



RESTORATIONS
PAPI & ROMANO BUILDERS, INC.
RENOVATIONS

P.O. Box 1079 Portland, Maine 04104 (207) 797-3381

4/24/06

Donna Martin
City of Portland - Inspection Services
389 Congress Street
Portland, Maine 04101

Dear Donna,

The following five adjoining owners have been notified of our intentions to remove and rebuild the garage at the Levine Residence at 84 Hersey Street in Portland . Enclosed please find one copy of the notification sent to each adjoining owner.

William Ouellette and Aimee Chiland
78 Hersey Street

Joseph and Dawn Desimone
88 Hersey Street

Downing and Cecile Nelson
73 Codman Street

David and Lisa Very
67 Codman Street

Jose Sanchez
12 Theresa Drive

Please feel free to call if you have any questions .

Thank you ,



Rick Romano
President

“Old World Craftsmanship”

April 24, 2006

Rick Romano
Papi and Romano Builders
P.O. Box 1079
Portland, Maine 04104

Dear Mr. Romano:

Please except this letter as a follow up to the inspection, that was performed by Robert Rickett, DEP inspector A01 14 at 84 Heresy Street, Portland, Maine.

Based on the inspection of the garage area, there were no visual signs of Asbestos Containing materials. The only product on the property that has been noted so far is the pipe covering in the basement location, this material is under contract with you and work is scheduled to start on Mat 1, 2006.

No other materials within the garage require testing, and this should satisfy the city requirements for building permits.

If you require any further information on this please, let me know and I can see what else I can do for you.

I do know the city had a special form I have seen in the past, if you can find it and send it to me, I would be more than happy to complete it for you.

Regards,

Robert Rickett
President



590 County Road, Suite 2, Westbrook ME 04092
Tel. (207) 773-1276 - Fax (207) 772-1203

RESTORATIONS
PAPI & ROMANO BUILDERS, INC.
RENOVATIONS

COPY

P.O. Box 1079 Portland, Maine 04104 (207) 797-3381

4/24/06

Jose Sanchez
12 Theresa Drive
Portland, Maine 04103

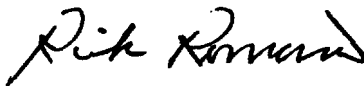
Dear Jose,

As required by the City of Portland, Building Codes Division, I would like to notify you of our plans to remove the garage at the home of Howard and Karen Levine located at Eighty Four Hersey Street. The garage will be replaced with a new garage as part of their planned renovations.

Our work day will begin at approximately 7:30 AM and end at approximately 5:30 PM. Our tools and equipment will not be used until 8:00 AM. Most generally our work week will be Monday through Friday while there may be an occasional working Saturday.

If you have any questions regarding this requirement, please contact Donna Martin at City of Portland Inspection Services (874-8703). If you have any questions regarding the planned renovations, please call Rick Romano of Papi and Romano Builders, Inc. (797-3381).

Respectfully Submitted,



Rick Romano
President

“Old World Craftsmanship”

RESTORATIONS
PAPI & ROMANO BUILDERS, INC.
RENOVATIONS

COPY

P.O. Box 1079 Portland, Maine 04104 (207)797-3381

4/24/06

David and Lisa Very
67 Codman Street
Portland, Maine 04103

Dear David and Lisa,

As required by the City of Portland , Building Codes Division , I would like to notify you of our plans to remove the garage at the home of Howard and Karen Levine located at Eighty Four Hersey Street . The garage will be replaced with a new garage as part of their planned renovations .

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Respectfully Submitted ,



Rick Romano
President

“Old World Craftsmanship”

RESTORATIONS
PAPI & ROMANO BUILDERS, INC.
RENOVATIONS

COPY

P.O. Box 1079 Portland, Maine 04104 (207)797-3381

4/24/06

Downing and Cecile Nelson
73 Codman Street
Portland, Maine 04103

Dear Downing and Cecile ,

As required by the City of Portland , Building Codes Division , I would like to notify you of our plans to remove the garage at the home of Howard and Karen Levine located at Eighty Four Hersey Street . The garage will be replaced with a new garage as part of their planned renovations .

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Respectfully Submitted ,



Rick Romano
President

"Old World Craftsmanship"

RESTORATIONS
PAPI & ROMANO BUILDERS, INC.
RENOVATIONS

COPY

P.O. Box 1079 Portland, Maine 04104 (207)797-3381

4/24/06

Joseph and Dawn Desimone
88 Hersey Street
Portland, Maine 04103

Dear Joseph and Dawn,

As required by the City of Portland , Building Codes Division , I would like to notify you of our plans to remove the garage at the home of Howard and Karen Levine located at Eighty Four Hersey Street . The garage will be replaced with a new garage as part of their planned renovations .

Our work day will begin at approximately 7:30 AM and end at approximately 5:30 PM . Our tools and equipment will not be used until 8:00AM . Most generally our work week will be Monday through Friday while there may be an occasional working Saturday .

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Respectfully Submitted ,



Rick Romano
President

"Old World Craftsmanship"

RESTORATIONS
PAPI & ROMANO BUILDERS, INC.
RENOVATIONS

copy

P.O. Box 1079 Portland, Maine 04104 (207)797-3381

4/24/06

William Oullette & Aimee Chiland
78 Hersey Street
Portland, Maine 04103

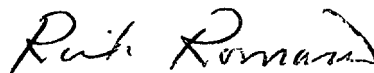
Dear William and Aimee,

As required by the City of Portland , Building Codes Division , I would like to notify you of our plans to remove the garage at the home of Howard and Karen Levine located at Eighty Four Hersey Street . The garage will be replaced with a new garage as part of their planned renovations .

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Respectfully Submitted ,



Rick Romano
President

"Old World Craftsmanship"

L & L STRUCTURAL
ENGINEERING SERVICES, INC.

Six Q Street
South Portland, ME 04106
Phone: (207) 767-4830
Fax: (207) 799-5432

April 4, 2006

Nancy Lokocz
Richard Renner Architects
61 Pleasant Street Suite 105
Portland, Maine 04101

Subject: Levine Residence located at **84** Hersey Street, Portland, Maine

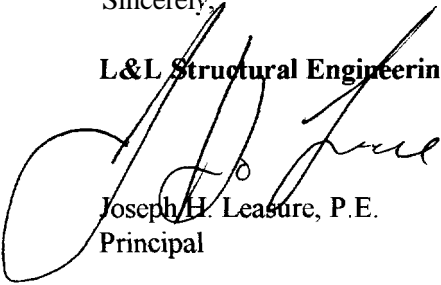
Dear **Ms. Lokocz**,

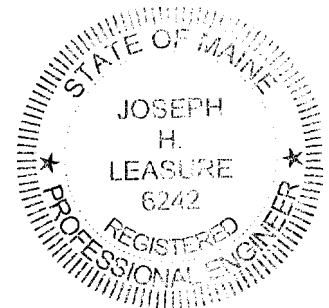
As per your request we reviewed and analyzed the structural framing and foundation system for the proposed single story addition to the Levine Residence located at **84** Hersey Street in Portland, Maine. We reviewed the drawings prepared by Richard Renner Architects dated March 3, 2006 for the proposed addition attached to the existing two story residential building. Our analysis and review of the structure was performed utilizing the 2003 International Residential Code (IRC) adopted by the City of Portland, Maine. The analysis considered the Building Code Requirements for Wood Construction (NDS-latest edition) published by the National Forest Products Association. The proposed structural design consists of dimensional timber framed roof and first floor framing over a crawl space with the exception of the garage floor which will be a concrete slab on grade. The proposed foundation system will be a conventional concrete frost wall and footing with holes cut into the existing concrete walls to ventilate the crawl space into the existing basement. The proposed structural design for the single story addition as indicated on drawings **S1.0**, **S1.1** and **S3.1** prepared by Richard Renner Architects dated March 3, 2006 meets or exceeds the structural code requirements.

If you have any questions, please do not hesitate to call

Sincerely,

L&L Structural Engineering Services, Inc.


Joseph H. Leasure, P.E.
Principal



This page contains a detailed description of the Parcel ID you selected. Press the **New Search** button at the bottom of the screen to submit a new query.

Current Owner Information

Card Number 1 of 1
Parcel ID 128 B024001
Location 84 HERSEY ST
Land Use SINGLE FAMILY

Owner Address ISRAEL ANNETTA & KAREN LEVINE ETAL JTS
 84 HERSEY ST
 PORTLAND ME 04103

Book/Page 7449/217
Legal 128-B-24
 HERSEY ST 82-84

 5519 SF

Current: Assessed Valuation For Fiscal Year 2006

Land	Building	Total
\$69,200	\$95,400	\$164,600

Estimated Assessed Valuation For Fiscal Year 2007*

Land	Building	Total
\$98,700	\$113,300	\$212,000

* Value subject to change based upon review of property status as of 4/1/06. The tax rate will be determined by City Council in May 2006.

Property Information

Year Built 1947	Style Colonial	Story Height 2	Sq. Ft. 1248	Total Acres 0.127	
Bedrooms 3	Full Baths 1	Half Baths	Total Rooms 6	Attic Unfin	Basement Full

Outbuildings

Type	Quantity	Year Built	Size	Grade	Condition
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Sales Information

Date	Type	Price	Book/Page
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Picture and Sketch

Picture	Sketch	Tax Map
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[Click here to view Tax Roll Information.](#)